

**MADISON COUNTY PLANNING BOARD
MEETING MINUTES
MAY 29, 2007**

BOARD MEMBERS PRESENT: Lane Adamson, Pat Bradley, Ann Schwend, John Lounsbury, Dorothy Davis, Kathy Looney, Dave Maddison, Eileen Pearce and Ed Ruppel.

BOARD MEMBERS ABSENT: Bill Olson and Laurie Schmidt.

OTHERS PRESENT: Scott Bechtle, Troy Scherer, Ron Slade, Wally Bowery, Jessi Fanelli, Brian Wheeler, Scott McCormack, Kevin Germain, Wade Pannell, Lauren Waterton and Paul Riechert.

MOTION: To approve the minutes of the previous meeting as written. **Moved by:** Kathy Looney, **seconded by:** Ed Ruppel. **All voted aye.**

President's Comments: None

Public Comment: None

OLD BUSINESS

Madison Growth Solutions Process – Status of Madison Valley Growth Management Action Plan

Lane announced that the Madison County Commissioners' public hearing on the plan is scheduled for May 30, 2007. He also said that there will be water management meetings and activities in the Madison Valley sometime around July 17, 18 and 19. There will be tours, presentations and educational forums on water rights and well monitoring.

Status of Planning Director Recruitment

Doris reported that applications were due May 21 with 8 applications having been received. Two of the applicants are local, and the rest from out of state. The Planning Board Selection Committee will meet with the County Commissioners on May 31 to discuss the resumes and the procedure for interviewing. She said that among the applicants there were some high salary expectations, but there were some with strong planning backgrounds. Some of the points covered in the discussion were:

- Planning Board has played a pivotal role in this process.
- Salaries are now woefully low. That point has been made to the Commissioners.
- The County Commissioners have been getting calls regarding this position, but salary is a sticking point.

Other

Status of Guide to Citizen Initiated zoning

Staci asked the Board for any comments on the draft that she had presented at the last meeting. She reported that the County Commissioners seemed to be glad to have such a document. Pat commented that it is an excellent guide and easy to use.

Pre-application Discussions

Wet Georgia/Dry Georgia Minor Subdivision, Twin Bridges (KW Properties, LLC, landowners)

Staci described the project as being 160 acres located on both sides of Dry Georgia Gulch Road. It is three miles east of MT Highway 287 and six miles southeast of Twin Bridges. The plan of the subdividers is to divide the land into five lots ranging from 22-40 acres in size. They plan a 10,000 gallon cistern and dry hydrant for fire protection. Power is ½ mile away and will be put underground to the site. There are currently two accesses to the property.

Questions/Comments from the Board and Staff

- What is the current use of the land? *Pasture.*
- Will there be covenants? *Yes.*
- Is there wildlife on the property? *Yes, some antelope.*
- Will you require wildlife friendly fencing? *Yes.*
- Will you have to fence out the cows? *Yes.*
- Can lots 4 and 5 be laid out better to avoid having Lot 5 bisected by the road? *We're not sure this is the final layout of the lots.*
- Where will the cistern go? *In the middle of the subdivision.*
- Will you do building envelopes? *Maybe.*
- What is the availability of water? *Neighbor (John Downing) has a shallow well.*
- Would you be willing to cut to four lots? *Depends on what it looks like and the power possibilities. Need to see what road improvement will cost.*
- Doris- You could do a boundary adjustment with the landowners to the south.
- Where is it in relation to the big gulch? *It (the big gulch) barely misses the property.*
- How long have you owned the property? *Haven't owned it very long.*
- Who owns the land nearby? *Bradley Livestock.*

Minor Subdivision of Lot 1, COS No. 100 (Uline Bench), Cameron, (Glass is Half Full, LLC, landowner)

Doris explained that this is a lot split of a twenty acre parcel. It is located ½ mile north of the fire station on the east side of the river. There is a 500 foot setback from the river, but the Madison County Subdivision Regulations were revised to allow for reduced setbacks where there is a significant change in elevation. This piece of property is a high bluff. After visiting the site it seemed reasonable to build closer to the river because of the bench aspect of the land. Doris suggested a boundary adjustment with the neighbor so their houses wouldn't be right next to each other.

Questions/Comments from the Board and Staff

- Could there be height restrictions in exchange for the less than 500 foot setback?
- Will there be building envelopes? *Yes.*
- There is concern that if we soften the setback requirement, there will be others wanting the same.
- Can there be a restriction on further splits? *That is in the covenants.*
- There should be a grazing management plan for this dry land and it should be up to NRCS standards.
- The copies of the covenants distributed to the Board were unreadable. They would like another copy in order to read them.
- We should have a site visit on this parcel.

Update of Mountain Village Overall Development Plan, Big Sky—Preview by Boyne USA Project Team

Ron Slade of Bechtle-Slade illustrated the updates by using numerous maps and drawings. He opened by expressing their appreciation for Doris and that working with her had always been on a very professional basis. He added that her shoes will be very hard to fill. He said that they are approaching the submittal of the ODP and that they are 80-90% finished. They will start with a complete environmental assessment beginning with wildlife. Species studied include bighorn sheep, boreal toad, elk, grizzly bear, moose, red naped sapsucker, sage grouse and wolverine. He mentioned that Lone Mountain is getting pressure from all sides, resulting in Boyne's property becoming prime connectivity for wildlife. Bechtle-Slade reported to Boyne's owner that 90% of the land could not be developed. Their geotech reveals a lot of good soils and there are few wetlands. Their potential development map showed higher density in small concentrations. He reported trying to make the après ski experience more positive and more in line with other ski resorts. Phase 1 of the Montana Club will be higher priced ½ acre lots. They are going to develop the "boneyard" land into a condo hotel and commercial development. It is developable and accessible. They could have as many as 450 units there. There are more trails planned too. Jason Revisky of Gallatin Canyon Fire is receptive to their plans from a fire protection standpoint. There will be new entry monuments. In the Mountain Village area, Boyne is trying to emphasize a village atmosphere, rather than sprawl. There will be a new hotel, Bannock Lodge, with 30 hotel units. There will also possibly be 2 new restaurants. John Kircher, Boyne' owner, wants to see better restaurants and bathroom facilities on the mountain.

Questions/Comments from the Board and Staff

- Where will all of the cars be parked? *There will be surface parking and some tiered parking as well. There will continue to be pay parking.*
- What is the status of the disagreement over the use of the Comfort Inn as employee housing? *The problem is in its third appeal, but things are going well..It is a zoning disagreement. Comfort Inn is working out well and is a great way to house employees.*
- Do the wetlands correspond to wildlife habitats? *Yes.*
- Has the presence of mountain goats been looked at? *Yes, they are above tree line.*
- Did Tom Olinecki do a mountain goat assessment? *No, but they are there. The goats seem to be healthy since their numbers have increased so much..*
- Is there a plan to alleviate the traffic pressure on Highway 64? *We must prioritize this.*
- Is Boyne contributing to the bus that travels Highway 191? *We are contributing through the resort tax.*

Lone Moose Meadows Overall Development Plan, Big Sky – Preview by Thumb Development, Inc. Project Team

Lauren Waterton of Thumb Development presented a refined version of the plan the Planning Board saw last summer. She invited the Planning Board and Staff to make another visit to the site. Unique attributes of the development were listed by Lauren, and Wade Pannell weighed in on some topics:

- Great ski-in, ski-out possibilities.
- This is an important wildlife corridor, connecting to that of Boyne's to the west.
- It's proximity to the Mountain Village is important.
- It has seclusion from the rest of Big Sky, yet easy access to the highway. The river corridor is important and they plan to preserve it.

Questions/Comments from the Board and Staff

- Does the wildlife corridor come right down into the finger? Yes.
- Tom Olinecki's information and mapping should be looked at for this. *Wildlife will depend on the river corridor and eastern hillside for connectivity and forage.*
- The placement of the road could interfere with the wildlife.
- What is the status of water and sewer? *The Gallatin portion of the development is in the Big Sky Water and Sewer District. We have applied to the District for annexation of the Madison County portion.*
- What are your plans for employee housing? *We are building some on-site and off-site. Gallatin County does not require this. We are planning to build 5 employee units on site, subsidized rent, 2-3 bedrooms.*

Virginia – Nevada City Historic Site Development Plan – Discussion by Paul Reichert, Interim Executive Director, Montana Heritage Commission

Paul Reichert handed out a rough draft of a plan for the sites to become more than a one season economy. He invited input from the Board and said that when their plan has jelled, they would like to see it become a part of the Madison County Growth Policy and Virginia City Growth Policy. He covered some high points and aspects of the plan:

- Want to promote sustainability for the historic features.
- Continue the preservation of historic artifacts and buildings.
- Try to address the housing problem in Virginia City.
- Study the growth pressures surrounding Virginia City.
- How do we make this more than a one season destination?
- Parking, sewer, water and roads will be looked at.
- Where would new housing go and what would it look like?
- It's important to include the private sector in decision making.
- Plan is to hire planners, architects with historic experience.
- Need to get community to buy in and support it.
- Look at entry way design standards-need regulatory design review, zoning etc.
- Trails for Virginia City and Nevada City an important aspect.
- The undefined edges are dangerous to the future of the towns.
- Can the County contribute a token amount to the project?
- Need to be sure the historic culture isn't compromised.
- Need to plan "for you", not "to you".
- Area gets 70,000 to 100,000 visitors now.
- Season is approximately 100-150 days and would like to stretch it to 170 days.

NEW BUSINESS

Preliminary Planning Office Budget, FY '07-'08

Doris presented the idea of continuing the work plan as before, but with an update to the subdivision regulations to make the public safety standards more clear. She pointed out figures in the budget pertaining to current staff, her replacement and the possible addition of Planner II. She proposed an increase of .15 mill for the revenue side of the budget. She also requested an annual allocation of up to \$15,000 for Big Sky planning support. She added that neither the mill increase, nor the Big Sky allocation are in the preliminary budget, so projected expenditures exceed projected revenues.

MOTION: To recommend acceptance of the preliminary proposed budget. Moved by: John Lounsbury, **seconded by** Ed Ruppel. **All voted aye.**

Planning Board Member Reports

Ann – “Welcome to the Neighborhood Party” (rights and responsibilities of rural living), June 15, 5:30 p.m., Riverside Park in Twin Bridges, 15-20 minute presentations. Doris will make a presentation on the *Code of the New West*.

Planning Office Report

Staci provided a handout concerning a Sopris conference to be held in July. It is entitled *Innovative Ideas for a New West* and will be held in Missoula at the Wilma Theatre, July 13-15.

Doris reported that the new budget includes some funds for Board members to go to conferences.

The meeting adjourned at 10:03 with the next regular meeting to be held June 25, 2007.

Ann Schwend, President

Marilee Tucker, Secretary